business
for sale



BUSINESS REPORT

Date: **23rd November 2026**
Business Reference:**BFS00441**

About the Business:

AUCTION- BECOME A LANDLORD – 23 APARTMENTS. ONE INVESTMENT. ONE OWNER!

WHY BUY ONE APARTMENT WHEN YOU CAN ACQUIRE AN ENTIRE RENTAL PORTFOLIO?

A rare opportunity to acquire an established, income-producing property investment business comprising

23 sectional-title apartments across four residential buildings, all held within one registered company.

DON'T JUST BUY PROPERTY. BUILD A PROPERTY PORTFOLIO!

Direct NOI is before unallocated portfolio-level management, administration and financing costs. Figures are seller-supplied and unaudited. Sale subject to seller confirmation and auction conditions. Purchaser's premium: 10% + VAT.

AUCTION- BECOME A LANDLORD – 23 APARTMENTS. ONE INVESTMENT. ONE OWNER!



Sector: **Accommodation**

AUCTION

Monthly Profit:

R 0

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 0

Business Report

THE INVESTMENT NUMBERS

- R1.14 MILLION – Annualised Rental Income
- R629,000 – Annualised Direct Net Operating Income*
- 1,315 m² – Combined Lettable Area
- 23 APARTMENTS – Established rental portfolio
- 18 PARKING BAYS

YOUR PROPERTY PORTFOLIO

- **MAROELA – 10 Apartments**
- **TAMBOTIE – 10 Apartments**
- **KIEPERSOL – 2 Apartments**
- **SOETDORING – 1 Apartment**

WHY INVEST?

- One registered legal entity holding all 23 properties
- Opportunity to acquire 100% company ownership
- Established rental income with historically high occupancy
- VAT-registered seller
- Majority of apartments upgraded or refurbished
- Individually metered electricity and water
- Debt-free portfolio offered for acquisition
- Positioned in the established Sunnyside rental market

AUCTION DETAILS

- 24 NOVEMBER 2026
- 11:00 AM – ONLINE BIDDING CLOSES
- TIMED ONLINE AUCTION

REQUEST THE FULL INVESTMENT MEMORANDUM

Auctioneer: PEET BRITS | MANAGING DIRECTOR & LEAD AUCTIONEER

Contact no:076 270 7844

Website: www.aldesauctions.co.za